



Parkhouse Farm, Keynsham, Somerset

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Parkhouse Farm, Parkhouse Lane, Keynsham, Bristol, Somerset BS31 2SG

An impressive Grade II listed house with four successful holiday lets (£100k+ income), set in landscaped gardens and grounds

Keynsham 1.8 miles, Bristol 6.8 miles (London Paddington 1hr 36 mins), Bath 9.4 miles, Bristol Airport 11.4 miles, M4 (Junction 18) 13.4 miles

Main House: Reception hall | Drawing room
Dining room | Family room | Conservatory
Kitchen/Breakfast room | Utility | Cloakroom
Principal bedroom with en suite bathroom & dressing room | Four further bedrooms, one en suite | Family bathroom | Games room
Sitting room | Formal gardens & grounds of approximately 2.33 acres | EPC rating TBC
Apartment 1: Open-plan sitting room/kitchen
One bedroom | Family bathroom | EPC rating TBC
Apartment 2: Open-plan sitting room/kitchen
One bedroom | Family bathroom | EPC rating TBC
Apartment 3: Open-plan sitting room/kitchen
One bedroom | Shower room | EPC rating TBC
Apartment 4: Open-plan sitting room/kitchen
One bedroom | Shower room | EPC rating TBC

The property

Believed to date from the late C17 or early C18, Parkhouse Farm offers handsome architecture with attractive symmetry and interiors. The property showcases a wealth of period character over three floors combined with elegantly presented and sensitively modernised accommodation. Four newly refurbished holiday lets have been an exceptional addition to this idyllic family home, enjoying successful results due to their high occupancy rates and consistently positive reviews. Parkhouse Farm and the holiday apartments sit in beautifully landscaped gardens and grounds of

approximately 2.33 acres enjoying far reaching countryside views yet are within easy reach of excellent amenities.

On the ground floor, the central hallway with original flooring gives access into two front aspect reception rooms comprising a drawing room and a dining room, both with impressive original fireplaces, exposed timber beams overhead and window seat alcoves. To the rear, a versatile use family room provides a link into the bright conservatory which offers a space to enjoy the outlook over the garden with French doors connecting to the outside. Providing a seamless blend of period features alongside modern fittings, the kitchen/breakfast room has contemporary cabinetry, topped with stonework surfaces and includes a Belfast sink, a gas range cooker and space for a large breakfast table with ancillary space offered by the adjoining spacious utility room which incorporates a cloakroom.

The open well staircase rises to the first-floor rooms where the principal bedroom provides an elegant retreat with an en suite bathroom featuring heritage fittings including a slipper bath as well as an adjoining dressing room with fitted storage. Two further double bedrooms are situated at this level, along with the family bathroom which has a freestanding bath along with a separate shower unit. Rising to the second floor, there is an additional sitting area with wood-panelling and parquet flooring as well as a games room. Two further double bedrooms are also on this floor enjoying a tucked away position with elevated views over the grounds.

The four newly constructed holiday let apartments provide further beautifully presented accommodation with open-plan living space, fully equipped kitchens and contemporary bathrooms. The holiday lets provide excellent income potential as well as providing opportunities for multi-generational living or guest accommodation.











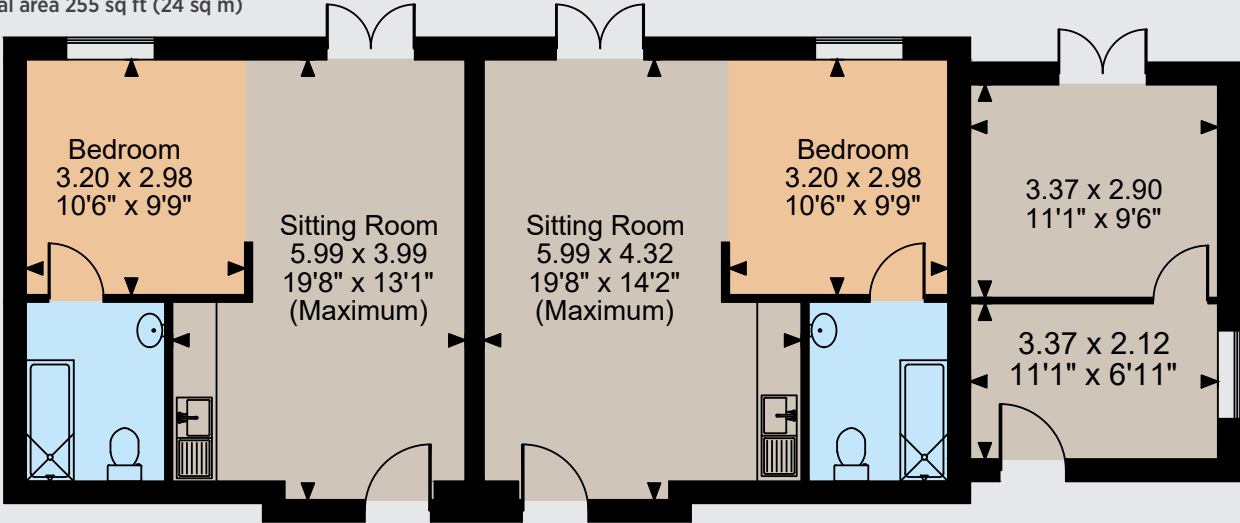
Outside

A stone wall fronts the lane, with timber five-bar gates opening onto a gravelled driveway which extends around to the side and rear of the house providing plenty of parking space. To the front of the property is a formal parterre garden with lawned sections and a water feature centrepiece alongside geometric designs which complement the building's architecture. There are numerous seating spaces to enjoy the outlook over the property's boundary to the open countryside beyond. The rear aspect of the house looks onto an area of lawn, where a paved terrace offers opportunities for outdoor dining and entertaining. There is also as impressive circular pond with aquatic planting and fountain which creates an attractive setting just outside the holiday apartments, which each have their own private garden at the rear. In all the property enjoys 2.33 acres of beautifully maintained grounds.

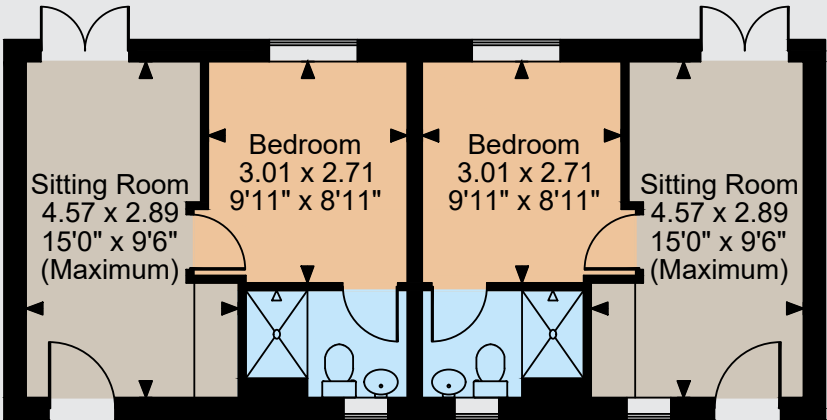
Location

Parkhouse Farm is well-located in undulating countryside between the popular towns of Bristol and the Georgian city of Bath, whilst the nearby market town of Keynsham provides a wide range of amenities, including public houses and restaurants as well as a variety of shops including a Waitrose store and popular primary and secondary schooling. The town has a railway station, which along with the services from Bristol, provides regular journeys to London Paddington and for road-users, connections to junctions with the M4 are within easy reach. For sports enthusiasts, Bath and Bristol both offer Premiership Rugby and Bath Racecourse is just 8 miles distant. The city of Bath provides a wealth of cultural, arts, recreational and leisure pastimes as well as five independent schools and two universities.

Floorplans
Apartment 1 internal area 375 sq ft (35 sq m)
Apartment 2 internal area 581 sq ft (54 sq m)
Apartment 3 internal area 255 sq ft (24 sq m)
Apartment 4 internal area 255 sq ft (24 sq m)



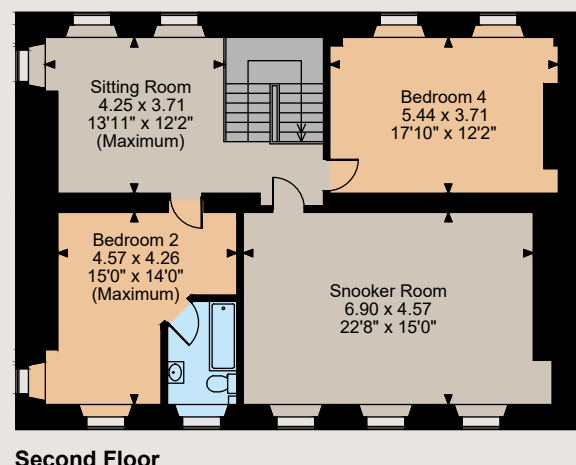
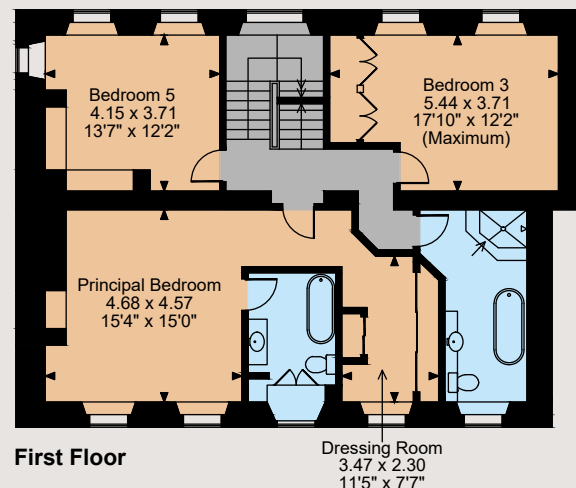
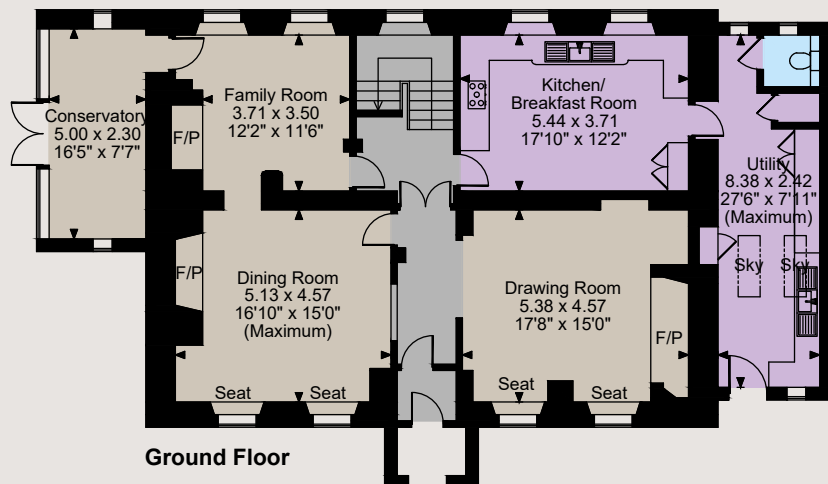
Ground Floor Apartment 1 Apartment 2



Apartment 3 Apartment 4
Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans
House internal area 3,793 sq ft (352 sq m)
For identification purposes only.



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Directions

From the M4, exit at Junction 18 and join the A46 towards Bath. Take the right turn onto Gorse Lane and at the T-junction, turn right to join the A420. At the roundabout, take the 1st exit onto the A4174 and at the 2nd roundabout, take the 2nd exit to join the A4175/Durley Hill. On reaching Keynsham, take the 3rd exit at the mini-roundabout sign-posted to Queen Charlton. Follow St Ladoc Road and at the junction turn right onto Charlton Road. Continue for approximately 1.2 mile, and turn left onto Parkhouse Lane, where the property is on the left.

General

Local Authority: Bath and North East Somerset
Services: Mains electricity & water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.
Council Tax: Band G
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Tenure: Freehold
Guide Price: £2,350,000

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